

TO LET

Carter Jonas



Kelso Villa
Upper Bristol Road
Bath
BA1 3AU

Bath City Centre Offices

451—919 Sq Ft (41.88-85.33 Sq M)

- **City centre location**
- **Parking on site (one space per floor)**
- **To Let (Freehold Sale may be considered)**

LOCATION

Bath is a city of international reputation, located approximately 100 miles west of London and 13 miles east of Bristol. It is set within a landscape and built environment of the highest quality, with a residential population of over 90,000 and annual visitor numbers exceeding 4 million at the last Census. Bath is served by excellent transport routes, including frequent train services to Bristol (c. 12 minutes) and London Paddington (c.90 minutes). Kelso Villa fronts and is situated on the A4, Upper Bristol Road around half a mile west from the city centre and just beyond Royal Victoria Park. The access is through a gated entrance leading to the rear of the property where allocated parking is available.

DESCRIPTION

Kelso Villa is Listed Grade II being the former house of the Gas Lighting and Light Coke Company manager. It has been used as offices for many years and sits within a development of other offices within a courtyard setting. Six parking spaces are with the building and one space is available per floor on any letting.

- Gas CH / Security Alarm / Fibre Available

FURTHER INFORMATION

Should you require further information please contact:

carterjonas.co.uk

ACCOMMODATION

The premises extend to the following approximate

Property	Sq M	Sq Ft
Lower Floor	43.45	468
Ground Floor	41.88	451
Total	85.33	919
Total (ALL FLOORS)	185	2,700

RENT

£9,400 per annum, exclusive for each floor. One parking space is available for each floor.

BUSINESS RATES

To be reassessed.

VAT

The property is not currently elected for VAT.

EPC

EPC has been assessed as B.

TERMS

The floors are available by way of new leases on terms by negotiation. The lease is to be excluded from the security of protection provisions of the Landlord & Tenant Act 1954.

Alternatively Freehold offers will be considered at £700,000, subject to existing tenancies. (Details available on request).

VIEWINGS

All viewings should be made through the sole agents, Carter Jonas 01225 747260

SUBJECT TO CONTRACT

Philip Marshall

01225 747 261 | 07767 623819

philip.marshall@carterjonas.co.uk

Aerin Thomas

0117 403 9956 | 07990 558726

Aerin.thomas@carterjonas.co.uk

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.

Carter Jonas